

CITY OF WEST ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY (EDA)

COMMERCIAL EXTERIOR GRANT PROGRAM

Purpose

The purpose of the program is to encourage commercial building owners to reinvest in their properties and make improvements to the exteriors of commercial buildings thereby enhancing the esthetics of commercial districts.

Matching Grant:

Minimum allowed is \$5,000

Maximum allowed is \$10,000

Owners are eligible for only one grant per year.

Eligible Properties:

Businesses that are zoned for commercial uses, as shown in the Comprehensive Plan.

Properties that are not the recipient of tax increment financing, tax abatement or other City financing programs.

Eligible Owners:

Only an existing building owner is eligible to apply.

Eligible Projects:

Exteriors and facade improvements for **existing buildings** and additions, such as patio installation for customer use, signage and awnings.

Ineligible Projects:

Land acquisition, financing fees, landscaping, sidewalks, refinancing of existing debt, personal property, working capital, machinery, interior remodeling, roof repair, electrical and plumbing upgrades, energy upgrades, HVAC systems, furniture and fixtures, previously completed projects, and projects started prior to EDA approval.

Application Deadline:

Applications will be accepted year round on a first come, first served basis.

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Application Process:

Applicant should contact primary lending institution to determine private financing, if any.

Applicant will meet with City staff to obtain program information/application forms and discuss the project.

Applicant will complete and submit application to City staff.

City staff will review the application for completeness and to determine if it conforms to program guidelines.

Economic Development Authority (EDA) will consider approval or denial of all applications.

Selection Criteria: Applications will be reviewed and analyzed against the following criteria:

Location within the City, i.e. preference to redevelopment area or heavily commercialized area with high visibility.

Ability to encourage improvements to surrounding businesses.

Ability to improve the appearance and attractiveness of an area.

Consistency with Comprehensive and Robert Street Plans.

Compliance with City Codes.

Building owners who have not previously been awarded a grant will be considered before those who have already received grant funding.

Project Completion: The project is to be completed within 180 days (6 months) from approval date.

Disbursement Process: Payment to the applicant will be made upon completion of work following:

- Inspection by City staff to verify completion of work and code compliance.
- Submittal of paid invoices for the work outlined in the application.
- Verification of payment of all permits and closed by the Building Official.
- Property taxes are current.

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COMMERCIAL EXTERIOR GRANT APPLICATION

1. Provide a brief project description and the following information:
 - a. Building square footage: **6,648 square feet**
 - b. Size of property: **.18 acres**
 - c. Description of building:
Parcel ID Number 42-34950-02-120
Icklers Addition, Lot 12, Block 2
S 13.5 FT OF LOT 10 BLK 2 & ALL OF LOT 11 BLK 2 & N 5 FT
 - d. Materials and other additional relevant building information:
Concrete frame
Commercial-Preferred Property; built in 1948 as part of a retail strip
2. Provide a brief description of your business and the following information:
 - a. Business Name: **FoodSmith Bistro-Pub**
 - b. Address: **973 Smith Avenue, South, West St. Paul, MN 55118**
 - c. Telephone: **651-410-0111**
 - d. Contact Name: **Ann Ulrich**
3. Provide information on the present ownership of the building:
 - a. Name: **Robert and Ann Ulrich, Owners of FoodSmith**
 - b. Address: **7623 Bennett Court, Inver Grove Heights, MN 55077**
 - c. Phone Number: **651-410-0111**
 - d. Contact Name: **Ann Ulrich**
4. Identify Estimated Qualified Project Costs:
 - a. **Exterior Handicap Accessible Ramp, Entrance and Patio: \$26,746.00**
Exterior Improvements to property to address the following:
 - i. **\$1,500 Asphalt/Repair:** patch existing parking lot and areas of parking lot in front of building that abut the new concrete patio and ADA Ramp
 - ii. **\$4,830 Site Accessories:** Parking Lot Striping, ADA parking striping, Bollard Covers, ADA Parking Signs and restoration of land next to ADA Ramp where concrete is poured, and ADA signage
 - iii. **\$11,593 Site Concrete:** New Concrete Patio Extension at East Elevation (front of building) with thickened edge support. Includes

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new ADA Ramp from front right side of building to public sidewalk.
Five (5) Concrete Bollard Installations at parking area. Receive and Set Metal Railings at Ramp. Scope includes saw cut and removal of asphalt in areas of concrete work. (Accounts for Thickened Slab in lieu of Footings & Foundation at Patio Addition) Concrete to be broom finish.

- iv. **\$5,335 Metals & Railings** - Provide new prefinished metal vertical picket guardrail fence along new patio and field finished metal railings for the new ADA Ramp. Supply Five (5) new 6" Bollards for Front Parking Area. Includes gate at North end of new patio area.
- v. **\$3,488 General Conditions**, Project Supervision and Fee

TOTAL ESTIMATED COSTS **\$26,746**

5. Estimated Project Funding:

- a. Private financing institution: **\$6,746**
- b. Building owner equity: **\$10,000**
- c. Other public funds: **\$10,000**

TOTAL ESTIMATED SOURCES **\$26,746**

(Should equal Total Estimated Costs)

6. Are Real Estate Property Taxes Current: Yes **X** No ___

7. Provide Construction Rehab Schedule:

- a. Estimated rehab start date: **May 4, 2020**
- b. Estimated rehab completion date: **May11, 2020**

8. Provide pictures of project before start and drawings/stenches after project completion: **See attached**

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9. How will the rehab activities enhance the value of this property and surrounding businesses?
- a. Prior to our ownership of the property, the building sat vacant with no activity for nearly 5 years. During this time the exterior facade was not well-maintained, it fell into disrepair and did not meet code requirements:
 - i. The concrete and asphalt in front of the building is pot-holed and rutted; *the proposed exterior work will repair and update the asphalt and pot-holes. This will give the entire front of the building a fresh new look that will enhance the value of the property and hopefully spur other neighboring business owners to improve their properties.*
 - ii. The front stoop concrete and parking lot do not allow for wheelchair accessibility and handicap parking; *the proposed ramp work will provide ADA-compliant wheelchair accessibility at the entrance to the restaurant. And the revised parking lot configuration will provide code-compliant handicap parking for the building.*
 - iii. The current parking approach and configuration contributes to traffic issues on Smith Avenue and with the neighboring businesses that are adjacent to FoodSmith. *The re-designed parking configuration will eliminate the traffic issues on Smith Avenue and create a safer ingress/egress to and from the property. The revisions will also enhance safety for pedestrians by eliminating the ability for cars to drive parallel to, and on to, the sidewalk in front of the building.*
 - iv. The current concrete slab at the front of the building does not meet code and is not wide enough for a customer patio; *the proposed widened patio and entrance to the building will bring the entrance into compliance with code requirements and will provide an aesthetically pleasing patio for customers to enjoy a meal when weather allows. Restaurant patios often create an inviting and desirable sense of community and pride in a neighborhood, and for pedestrians and cars that pass by.*

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- v. *Overall, the proposed enhancements to the front of FoodSmith will alert the public that new business activity is happening and will generate new interest in supporting a locally owned and operated business. It has the potential to create a domino effect of generating more visits to neighboring businesses as well. It may also encourage neighboring businesses to enhance their properties.*



April 21, 2020

Ann and Robert Ulrich,

Summarized below is a revised proposal for the proposed Accessibility and Site Work Improvements package for your FoodSmith Restaurant facility located at 973 Smith Ave. in West Saint Paul. This proposal is based on project plans prepared by Bruce Knutson Architects and as modified based on our site meeting with the noted plans attached.

East Elevation - Smith Ave . Accessibility & Site Work Improvements Proposal

- \$1,500 Asphalt Repair Allowance -Value included for patching existing parking lot and areas of parking that abut the new concrete patio and ADA Ramp.
- \$4,830 Site Accessories- Parking Lot Striping, Bollard Covers, ADA Parking Signs and Landscape restoration adjacent to ADA Ramp. (Excluded Fire Pit Related Work for Future)
- \$11,593 Site Concrete & Earthwork - New Concrete Patio Extension at East Elevation with thickened edge support. Includes new ADA Ramp from building to public sidewalk. Five (5) Concrete Bollard Installations at parking area. Receive and Set Metal Railings at Ramp. Scope includes saw cut and removal of asphalt in areas of concrete work. (Accounts for Thickened Slab in lieu of Footings & Foundation at Patio Addition) Concrete to be broom finish.
- \$5,335 Misc. Metals & Railings - Provide new prefinished vertical picket guardrail fence along new patio and field finished railings for the new ADA Ramp. Supply Five (5) new 6" Bollards for Front Parking Area . Includes gate at North end of new patio area.
- \$3,488 General Conditions, Project Supervision and Fee

ShaneCon proposes to perform the Site Work Package work proposed above for the Lump Sum total price of Twenty-Six Thousand, Seven Hundred, Forty-Six and 00/100 Dollars \$26,746.00

We sincerely appreciate the opportunity to provide you with this proposal and look forward to meeting and reviewing in more detail. Please let us know if there are any questions.

Thank you,

Donavan Smith
General Superintendent